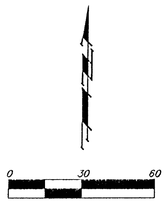
HAN DIEC ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

4/18/02.
final tracing
received



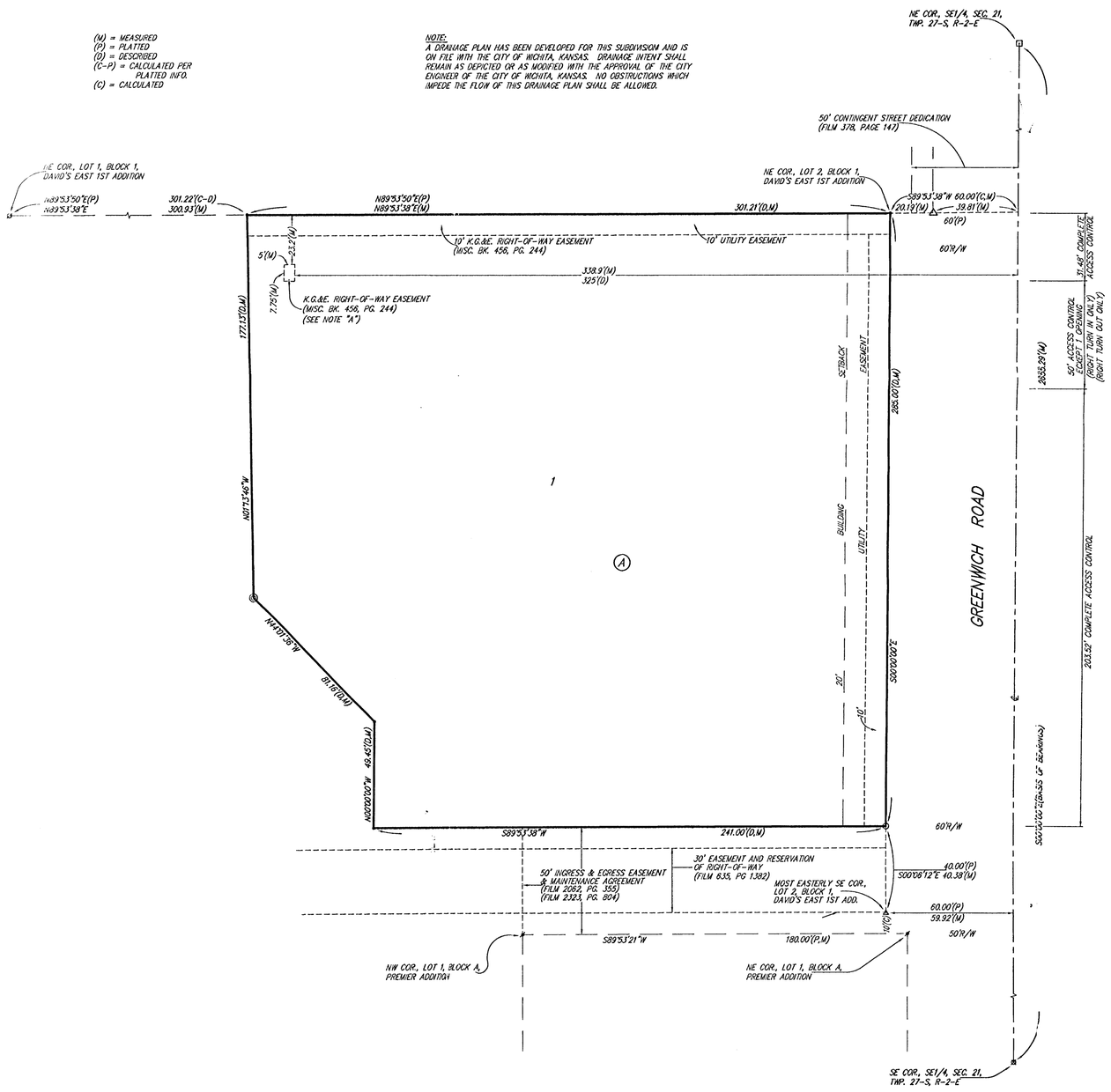
● = #4 REBAR W/ "BAUGHMAN" CAP (SET)
○ = "P-K" NAIL IN ASPHALT (SET)
□ = #4 REBAR W/ "GARBAR" CAP (FOUND)
△ = 3/4" IRON (FOUND)
Ø = 1/2" IRON (FOUND)
◎ = "P-K" NAIL IN CONC. (SET)
⊠ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
⊗ = #4 REBAR (FOUND)

(M) = MEASURED
(P) = PLATTED
(D) = DESCRIBED
(C-P) = CALCULATED PER PLATTED INFO.
(C) = CALCULATED

NOTE:
ADDITIONAL BUILDING SETBACKS AND OTHER REQUIREMENTS ON LOT 1, BLOCK A, ARE PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ON FILM 2323, PAGE 813.

NOTE "A":
EASEMENT AS SHOWN IS BASED ON FIELD LOCATION OF CONCRETE FOUNDATION AS CALLED FOR IN MISC. BOOK 456, PAGE 244. THE SIZE OF SAID EASEMENT IS UNDEFINED. THE EAST-WEST LOCATION OF SAID EASEMENT IS CALLED FOR IN TEXT. THE NORTH-SOUTH LOCATION OF SAID EASEMENT IS TO BE NO GREATER THAN 40 FEET SOUTH OF THE NORTH LINE OF THE AFFECTED TRACT AS DEFINED IN TEXT.

NOTE:
A DRAINAGE PLAN HAS BEEN DEVELOPED FOR THIS SUBDIVISION AND IS ON FILE WITH THE CITY OF WICHITA, KANSAS. DRAINAGE INTENT SHALL REMAIN AS DEPICTED OR AS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF WICHITA, KANSAS. NO OBSTRUCTIONS WHICH IMPEDE THE FLOW OF THIS DRAINAGE PLAN SHALL BE ALLOWED.



State of Kansas)
Sedgwick County) SS

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "HAN DIEC ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

Part of Lot 2, Block 1, David's East 1st Addition to Wichita, Sedgwick County, Kansas, described as beginning at the northeast corner of said Lot 2; thence S00°00'00"E along the east line of said Lot 2, 285.00 feet; thence S89°53'38"W, 241.00; thence N00°00'00"W, 49.45 feet; thence N44°01'36"W, 81.16 feet; thence N01°13'46"W, 177.13 feet to a point on the north line of said Lot 2; thence N89°53'38"E, 301.21 feet to the point of beginning.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

All being situated in the SE1/4 of Sec. 21, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

Michael A. Conrey 4-1-2002, Surveyor
Michael A. Conrey

MICHAEL A. CONREY
REGISTERED
1-8-97
KANSAS
LAND SURVEYOR

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a Lot, a Block, and a Street, to be known as "HAN DIEC ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. All abutters rights of access shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The permitted opening locations shall be as determined by the City Engineer of the City of Wichita, Kansas.

Greenview Plaza, L.L.C., a Kansas limited liability company

_____, Manager
Han H. Diec

_____, Manager
Yolinda Diec

_____, Manager
Phuong Thoai Diec

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 17TH day of APRIL, 2002, by Han H. Diec, Manager of Greenview Plaza, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 17TH day of APRIL, 2002, by Yolinda Diec, Manager of Greenview Plaza, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this 17TH day of APRIL, 2002, by Phuong Thoai Diec, Manager of Greenview Plaza, L.L.C., a Kansas limited liability company, on behalf of the limited liability company.

JUDITH M. TERHUNE
Notary Public - State of Kansas
My Appt. Expires 11-7-2005

Judith M. Terhune, Notary Public
JUDITH M. TERHUNE

My App't. Exp. 11-7-2005

This plat of "HAN DIEC ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this_____day of_____, _____.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
J. D. Michaelis

_____, Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this_____day of_____, 2002.
At the direction of the City Council

_____, City Manager
Chris Cherches

_____, City Clerk
Pat Burnett

Reviewed in accordance with K.S.A. 58-2005 on this_____day of_____, 2002.

_____
Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this_____day of_____, 2002.

_____, County Clerk
Don Brace

State of Kansas)
Sedgwick County) SS

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this_____day of_____, 2002 at_____o'clock__M; and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Linda Kizzire

We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "HAN DIEC ADDITION", Wichita, Sedgwick County, Kansas.

Mulvane State Bank

_____, _____
(Title)

State of Kansas)
Sedgwick County) SS

The foregoing instrument acknowledged before me, this_____day of_____, 2002, by_____, _____ (Title) of Mulvane State Bank, on behalf of the bank.

_____, Notary Public

My App't. Exp._____

BAUGHMAN COMPANY P. A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F:\PLAT\HAN DIEC ADD\DWG\HANDIECP.DWG-MGC

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

November 8, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-104 -- One-Step Final Plat of Han Diec Addition

At the regular meeting of the Metropolitan Area Planning Commission on November 8, 2001, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 19, 2001.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

October 19, 2001

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

RE: SUB 2001-104 -- One-Step Final Plat of Han Diec Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 18, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

A. City Engineering needs to comment on the need for guarantees or easements. *No guarantees are needed.*

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*

D. The plat proposes one access opening along Greenwich. Traffic Engineering needs to comment on the access controls. *Traffic Engineering and MAPD have recommended access control except for one joint opening with the abutting lot to the south. The Subdivision Committee has permitted one access opening to be located 150 feet from the opening for the abutting property to the north.*

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

G. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.

H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

I. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

M. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

O. Perimeter closure computations shall be submitted with the final plat tracing.

P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Southwestern Bell has requested additional easements.***

R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, November 8, 2001, at 1:00 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Cinemas Associates, Attn: Bill Warren, P.O. Box 782560, Wichita, KS 67278-2560
Han Diec, C/O John T. Arnold and Associates, 101 S. Market, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2A-4
NOVEMBER 8, 2001

STAFF REPORT
(One-Step Final Plat Approved 10/18/01)

CASE NUMBER: SUB 2001-104 -- HAN DIEC ADDITION

OWNER/APPLICANT: Cinemas Associates, Attn: Bill Warren, P.O. Box 782560, Wichita, KS 67278-2560; (contract purchaser) Han Diec, c/o John T. Arnold & Associates, 101 S. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North of Kellogg, West side of Greenwich Road

SITE SIZE: 1.85 Acres

NUMBER OF LOTS

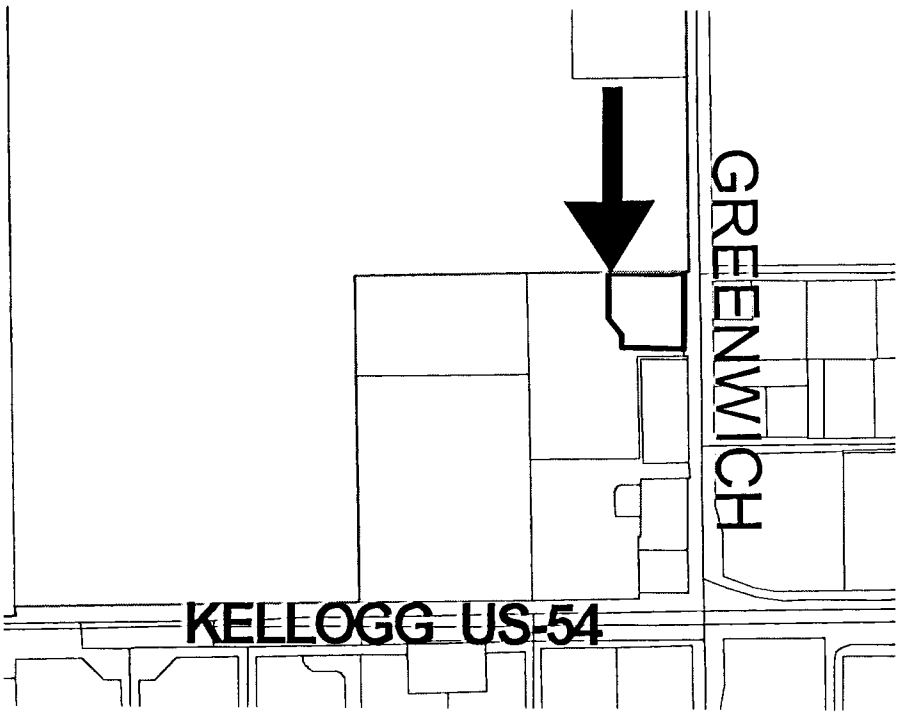
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.85 Acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of a portion of David's East Addition.

STAFF COMMENTS:

A. City Engineering needs to comment on the need for guarantees or easements. ***No guarantees are needed.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. City Engineering needs to comment on the status of the applicant's drainage plan. ***The drainage plan is approved.***

D. The plat proposes one access opening along Greenwich. Traffic Engineering needs to comment on the access controls. ***Traffic Engineering and MAPD have recommended access control except for one joint opening with the abutting lot to the south. The Subdivision Committee has permitted one access opening to be located 150 feet from the opening for the abutting property to the north.***

E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

F. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".

G. The Applicant is advised that if platted, the building setback may be reduced to 20 feet.

H. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

I. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

M. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how

this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

O. Perimeter closure computations shall be submitted with the final plat tracing.

P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Q. The representatives from the **utility companies** should be prepared to comment on the need for any additional utility easements to be platted on this property. ***Southwestern Bell has requested additional easements.***

R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.